

APPENDIX B REVIEW OF PAST ACCOMPLISHMENTS

2021-2029 HOUSING ELEMENT UPDATE

City of Compton
Community Development Department



Public Review Draft
December 2023



Appendix B: Review of Past Accomplishments

This chapter contains an analysis of the effectiveness of the 2014-2021 Housing Element, appropriateness of goals and the progress in implementing programs for the previous planning period as required by California Government Code Section 65588(a). The chapter also includes an evaluation of the appropriateness of continuing the 2014-2021 Housing Element goals and programs. Findings from this analysis and evaluation have guided development of the Housing Action Plan described in Section 6: Housing Plan.

A. PROGRAM EVALUATION

The 2014-2021 Housing Element contained five primary goals and 12 implementing programs consistent with California housing element law and priorities expressed by the Compton community, including input received from the City Council, Planning Commission, and City staff.

The five primary housing goals were:

- Goal 1: The City of Compton will improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public action and financing.
- Goal 2: The City of Compton will promote affordable housing and shelter for all economic segments of the community.
- Goal 3: The City of Compton will support and provide incentives for the maintenance and rehabilitation of the existing housing stock.
- Goal 4: The City of Compton will encourage development of a viable urban community consistent with orderly growth and environmental conservation to provide suitable living environments, with access to employment, community facilities, and services.
- Goal 5: The City of Compton will promote equal access and opportunity to housing regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Table B-1 summarizes the programs contained in the previous Housing Element along program objectives, accomplishments, and the appropriateness of continuing with the previous programs and policies for this Housing Element Update.

B. EFFECTIVENESS IN ADDRESSING SPECIAL NEEDS

The City of Compton had limited staffing and resources to address special housing needs. CDBG and HOME funds are the City's primary available resources for affordable housing. Funding was used to provide rehabilitation assistance to lower income households, benefitting special needs households.

In addition, the City relies on Housing Choice Vouchers to assist extremely low and very low income households, particularly those with special needs (seniors, persons with disabilities, female-headed households, and formerly homeless persons and those who are at-risk of becoming homeless).

However, the Compton 2014-2021 Housing Element was only recently completed in February 2020, just one month before the Shelter at Home order due to COVID. Resources were shifted to address the urgent needs associated with the pandemic. Significant staff changes also occurred during the last few years, which have impacted the City's ability to implement the 5th cycle Housing Element. The 6th cycle Housing Element includes actions to complete the commitments made in the 5th cycle Housing Element and additional actions are included to further equal housing opportunities for all, but particularly those with special needs.

Table B-1: Program Accomplishments

Program	Objective and Timeframe	Accomplishments	Continued Appropriateness
1. Housing Choice Voucher Program	803 households assisted on an annual basis (rental), ongoing (portability), 2 households assisted on an annual basis based on funding availability (homeownership),	The Los Angeles County Development Authority (LACDA) provided rental assistance to Compton households with incomes up to 50% AMI. Currently, approximately 660 households in Compton are receiving Section 8 Housing Choice Vouchers (HCVs).	The HCV program benefits extremely low income households and those with special needs. This program is included in the 2021-2029 Housing Element.
2. Family Self-Sufficiency Program	10 households assisted on an annual basis	During the planning period, Compton continued to assist households through the Family Self-Sufficiency (FSS) program.	This program continues to be available to Compton households and is an important strategy for lifting households from poverty level by providing them the tools and opportunities to earn higher incomes.
3. First-Time Homebuyers Program (Homeownership)	10 households assisted on an annual basis	The City assisted only one household. The First-Time Homebuyer Program is typically implemented annually. However, the program has not been launched since 2021 due to staff turnover.	The 2021-2029 Housing Element includes homebuyer assistance resources for City residents. Funding is available and there is significant interest in participating in the program.
4. Residential Rehabilitation Grant Program	15 households assisted on an annual basis	From 2014 to 2021, Compton provided Home Repair Grants to 7-10 low income owner-occupied households annually.	This program remains appropriate for the 2021-2029 Housing Element update.
5. Extremely Low-Income Households	The City will annually apply for funding as Notices of Funding Availability are released and will provide assistance as projects are processed. Assist with the development of 5 ELI households	Compton relied on CDBG and HOME funds for housing related programs and did not receive additional funding that benefitted extremely low income households.	The City will continue implementing this program and encouraging the development of housing affordable to extremely low income households.
6. Assistance for Persons with Developmental Disabilities	Develop an outreach program within the within one year of adopting the Housing Element to assist persons with development disabilities.	Due to limited resources and staff changes, the City did not pursue specific outreach to this special needs group.	The City will incorporate outreach to this special needs group as part of this overall outreach activities.

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7. Preservation of At-Risk Housing Units	<p>New Program. Provide new At-Risk Housing Unit Monitoring Program by November 2021 and monitor every 12 months.</p> <p>Notice Requirements. Publicize notice requirements annually.</p> <p>Coordinate with HUD. Bi-annually coordinate with HUD to monitor projects.</p> <p>Preservation. Through the Annual Action Plan and 5-Year Consolidated Plan Strategic Plan process, allocate funding towards housing preservation.</p> <p>Quantified Objective: Establish new early warning program, publicize notice requirements.</p>	<p>Compton continues to monitor affordable housing units at-risk of becoming market-rate annually.</p> <p>The City continues to coordinate with HUD bi-annually to monitor at-risk projects. The City's FY 2020-2024 Consolidated Plan and 2020-2021 Action Plan outlines the investment of a significant portion of CDBG and HOME funds for the rehabilitation and preservation of existing affordable housing units over the next five years.</p>	The City maintained an inventory of affordable housing. Program implementation is appropriate for the 2021-2029 Housing Element update.
8. Zoning Update Program to reevaluate zoning inconsistencies and to remove low income housing development constraints	<p>Emergency Shelters. Adopt new regulations to permit Emergency Shelters by right in a designated overlay zone, by March 2020.</p> <p>Single Room Occupancy (SRO) Units. Adopt new regulations to permit SRO units with a Conditional Use Permit review process, by September 2020.</p> <p>Transitional and Supportive Housing. Adopt new regulations to define family as well as Transitional and Supportive Housing and to permit Transitional Housing as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone (including mixed-use and commercial zones that allow residential uses) by December 2020. In addition, adopt new regulations to permit Supportive Housing as a residential use subject only to those restrictions that apply to other residential</p>	<p>The City amended the Municipal Code in 2020 to permit emergency shelters by right in an overlay zone over portions of the Heavy Industrial and Light Manufacturing zones.</p> <p>SRO is permitted in the Compton Station Specific Plan, adopted in 2022.</p> <p>In 2020, the Zoning Ordinance was amended to list transitional and supportive housing as permitted uses.</p> <p>The Artesia Station TOD specific plan was completed in 2019 and adopted in 2022 and allows all residential development to occur "by right."</p>	The objectives outlined under this Program have been partially achieved. The 2021-2029 Housing Element includes a program to make Zoning Code amendments to comply with recent changes in State law for special needs housing and to continue implementation of commitments made in the 5 th cycle.

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	<p>dwellings of the same type in the same zone (including mixed-use and commercial zones that allow residential uses) by November 2019. In addition, amend regulations pursuant to AB 2162, which requires supportive housing projects meeting specific criteria to be allowed by-right in multifamily and mixed-use zones, including non-residential zones permitting multi-family uses.</p> <p>Residential Parking Requirements. Adopt new regulations to update and reduce current requirement of 1.5 covered spaces per unit by Summer 2020.</p> <p>Residential Minimum Unit Size. Adopt new regulations to reduce current requirement of 600 sf (one-bedroom unit), by December 2020.</p> <p>Residential Objective Design Standards. Adopt new standards in compliance with state law by December 2021.</p> <p>Accessory Dwelling Units. Adopt new standards in compliance with state law, by December 2021.</p> <p>Administrative Multi-Family review. Adopt Artesia Station TOD specific plan to allow all residential development to occur as a “By Right” land use by December 2019 and remove of the CUP requirement citywide by December 2021.</p> <p>Quantified Objective: Comply with applicable state requirements.</p>		

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9. Expedited Permit Procedures	Revise the Architectural Review Board process for residential development by December 2021.	The City is working to prepare a comprehensive set of objective design standards (expected to be completed by 2024). This effort will streamline architectural review.	The 2021-2029 Housing Element update includes procedures to address streamlining requirements for multi-family residential projects outlined in SB 35 and to complete the objective design standards.
10. Reasonable Accommodation Program	<p>Adopt a Reasonable Accommodations Ordinance to provide greater flexibility to persons with disabilities. The City of Compton will model its Reasonable Accommodations Ordinance after the City of Oakland's Ordinance No. 13247.</p> <p>Quantified Objective: Facilitate the development, maintenance, and improvement of housing for persons with disabilities and revising the zoning code to grant greater power to administrative variances.</p>	The City has not yet completed this ordinance amendment	The 2021-2029 Housing Element includes a program to establish a Reasonable Accommodation procedure.
11. Energy Conservation Program	<p>The City complies with the 2013 California Building Code, which includes new Green Building requirements.</p> <p>The City will also continue to require compliance with Title 35 of the California Building Code and promote the Hero and Ygrene programs to encourage retrofitting of older homes in Compton.</p> <p>This program supplements existing City efforts in the enforcement of the State's construction codes requiring water conservation/efficiency in new construction.</p> <p>Quantified Objective: 100 percent of all new residential development will comply</p>	The City continues to implement the California Building Code and Green Building requirements. All new residential development complied with Title 35 of the California Building Code and construction codes related to water conservation and construction efficiency.	The City will continue implementing the California Building Code and Green Building requirements, promoting the Hero and Ygrene programs, and enforcing construction codes related to water conservation and construction efficiency. This Program is included in the 2021-2029 Housing Element update.

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12. General Plan Land Use Update Program	Quantified Objective: Approved updated General Plan Land Use Element and EIR by August 2021.	The City is in the process of updating the General Plan comprehensively.	The Housing Element is being updated concurrently with the General Plan. However, adoption of the Housing Element is likely going to occur prior to the General Plan update. The proposed General Plan Land Use policy is the basis for the City's strategy for meeting the Regional Housing Needs Allocation.
13. Fair Housing Program	Distribute educational materials every two years. Produce public service announcements two times a year. Meet annually with the Fair Housing Foundation in Long Beach for update on issues and strategies.	Compton contracted with the Fair Housing Foundation in Long Beach to provide fair housing outreach and education, counseling services.	The Fair Housing Program provides valuable service to Compton residents and remains appropriate for inclusion in the Housing Element update. This program is also substantially expanded to incorporate a robust set of actions to affirmatively further fair housing in the community.
14. Homelessness Plan	Prepare and adopt Homelessness Plan by November 2019	The City of Compton plans, coordinates, and organizes strategies to assist the City's homeless population in collaboration with other public and private organizations. On January 23, 2020, the City's Homelessness Task Force prepared a citywide count of individuals experiencing homelessness.	This program is important to addressing homelessness in Compton and is continued in the 2021-2029 Housing Element.